

Eucalyptus Grove Homeowners Association

Board of Directors Meeting

June 12, 2008

Minutes

(Subject to Board of Director's approval)

Board President, Todd Matson, called the meeting to order at 6:34 pm. The meeting was held in the Meeting Room at the Grove, 7610 Hollister Ave., Goleta, CA.

Also in attendance were:

Laura Foster, Craig Nicholson, Arthur Munoz, (Board Member Marco Innocenti absent) Mr. Klaers (unit 272), Ms. Leyva (unit 369, Landscaping Mgr.) James Nguyen (Bartlein and Company, Inc.), and Bill Bold (Scribe).

Via correspondence: Mr. Hughes (unit 236) resubmitted his request for a **handicap parking** space near unit 236 (bldg. 7628) for a guest; Board again denied the request, citing existing parking options available for guests.

Ms. Gardea (unit 104) requested the Board review **water damage** to her unit, possibly originating from outside sources; The Board approved locating and repairing any source identified. It requested Sea View Construction to investigate the situation (damage and possible sources) further and forward recommendations to the Board. Owner to be invited to attend the June Meeting.

Meeting Minutes: The **May Board Meeting minutes** (5/8/08) were reviewed and **approved** as presented.

Treasurer's Report:

	May '08	YTD
Total Income	\$71,760.00	\$443,900.38
Operating Expenses	26,208.74	135,073.30
Reserve Expenditures	27,580.59	41,659.21
Total Expenditures	53,789.33	176,732.51
Transfer to Reserve	(17,970.67)	(266,338.87)
Total in Savings	\$491,200.12	

James N. reported Operating Expenses are approximately 13% below budget allocation.

The **May** Treasurer's Report was unanimously **accepted** as presented.

James N. notified the Board a CDARS account for \$30,000 (90-day) was opened at Community West Bank.

Old Business

The Board addressed:

- **Dry rot** repairs: Status of current jobs being worked by Sea View Construction; James N. reported the two dry rot repair cites (units 210/310 and 219/319) currently under repair are the last on the list of identified dry rot repairs. Possibly more out there.
- **Parking:** Todd M. has received two additional signs, Craig N. to specify location, James N. to order installation;

- **Pool deck repair:** At the request of several residents, the Board agreed to delay the start of the deck repairs and the resurfacing of the pool until 10/1/08. Board approved the replumbing by Perfect Pools for \$3,050 in conjunction of the deck repair; SB County Heath was notified and resurfacing delay approval was granted;
- **Sauna re-paneling:** James N. notified the Board of a delay on this project, citing lead time on materials; Board requested clarification on what repairs are included for the sauna door; Board approved door replacement, as required;
- **Assessment, Income, Expense, Budget, Mgmnt., Maintenance, Repairs:**
 1. Board discussed **new website** proposal, Laura F. to contribute, Board approved Todd M. to make final decision on launch of new website;
 2. Board approved **anti-slip strip replacement** on footbridge; to only do the ones that are peeling;
 3. Board approved **sidewalk concrete repairs** for areas near the Exercise Room and building 7620 (unit 110) by Ramstrum Constr. for approximately \$800;
 4. Board to review **Parking Policy** and will discuss at next meeting (July);

New Business

Items addressed:

- **Tree trimming:** Based on her survey with the landscaper, Landscaping Mgr., Cathy L. recommended the Board proceed with the trimming project as bid by Progressive Landscaping for five days work at \$1200 per day; approved by Board.
- **Fumigation policy:** Todd M. will revisit his original draft and resubmit to the Board at the next meeting (July).

(At this time, the Board adjourned to **Executive Session**)

The June meeting was **adjourned** at 7:51 pm.

The next Board meeting is scheduled for **6:30 pm., Thursday, July 10, 2008**, at the Assn. Meeting Room, 7610 Hollister Ave., Goleta, CA. Monthly Board meetings are held in the Assn. Meeting Room, 7610 Hollister Ave., Goleta, CA, unless otherwise announced.

Submitted by

Bill Bold, Scribe